

Following, then, are the estimates of housing unit conversions and losses and the number of 1960 housing units that might be remaining in 1980:

| | 1960 | Losses | Remain in 1980 (rounded) |
|----------------|--------|--------|-----------------------------|
| Single-family | 17,334 | 1,200 | 16,100 |
| Two-family | 2,053 | 100 | 2,000 |
| Multi-family | 2,281 | 200 | 2,100 |
| Trailer courts | 1,140 | 100 | 1,000 |
| Total | 22,808 | 1,600 | 21,200 |

New Housing Units Needed 1960-1980

The number of new housing units needed by 1980 would be the total units in 1980, estimated previously, less the 1960 units which might remain through 1980. Following are the estimates of new housing units needed, 1960-1980:

| | Low | Med. | High |
|----------------|--------|--------|--------|
| Single-family | 16,900 | 18,500 | 20,300 |
| Two-family | 1,500 | 1,700 | 1,900 |
| Multi-family | 1,900 | 2,100 | 2,300 |
| Trailer courts | 2,500 | 2,700 | 2,900 |
| Total | 22,800 | 25,000 | 27,400 |

1960 and 1980 Density of Development

The 1960 densities of development in housing units per net acre (based on the land-use survey) for the city, fringe, and planning area, are listed below:

| | City | Fringe | Planning Area |
|----------------|------|--------|---------------|
| Single-family | 4.3 | 3.6 | 4.0 |
| Two-family | 10.6 | 10.9 | 10.7 |
| Multi-family | 11.4 | 9.9 | 11.2 |
| Trailer courts | 10.8 | 9.2 | 9.3 |
| Total | 5.0 | 4.2 | 4.6 |

It was assumed that the trend toward more land per unit, as reflected in the fringe density, would continue for single-family, two-family, and trailer court units. It is quite probable, however, that permanent multi-family density may increase rather than decrease, especially if apartment units begin to develop with three or more stories. Following are the assumed densities for the new housing units built during the 1960-1980 period: